

PB# 90-33

IAN VANDER ESSEN

69-4-4.1 & 4.2

VAN DERESSEN, IAN - LOT LINE #90-33
(KENNEDY) (RT. 94) CHANGE

Approved 8-30-93

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11477

Received of (Vanderessen) July 3 19 90
Patricia Kennedy \$ 25.00

For Twenty Five and 00/100 DOLLARS
P/B Application Fee #90-33

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Cheek 25.00</u>		
<u># 3778</u>		

By Pauline G. Townsend
Town Clerk EC
Title

© WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

GENERAL RECEIPT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

13550

Received of Van's Industrial Park August 27 19 93
Five Hundred Seventy-Eight and 50/100 DOLLARS \$ 578.50

For P.B. Engineer Fee \$530.00 P.B. atty Fee \$35.00
P.B. Minutes 13.50

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB #1490</u>		<u>578.50</u>

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Town Clerk ES
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GENERAL RECEIPT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

13549

Received of Van's Industrial Park August 27 19 93
One Hundred and 00/100 DOLLARS \$ 100.00

For Planning Board approval Fee #90-33

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB #1489</u>		<u>100.00</u>

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FUND	CODE	AMOUNT
Check 25.00		
# 3778		

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline N. Townsend EC
Town Clerk
 Title

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

13550

Received of

Van's Industrial Park

\$ 578.50

For

Five Hundred Seventy-Eight and 50/100 DOLLARS
P.B. Engineers Fee \$530.00

P.B. atty Fee \$35.00
P.B. Minutes 13.50

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CK #1490		578.50

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Town Clerk

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TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

13549

Received of

Van's Industrial Park

\$ 100.00

For

One Hundred and 00/100 DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
CK #1489		100.00

By

Pauline N. Townsend

ES

Town Clerk

Title

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\$530.00

Eng.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/03/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 90-33

NAME: VAN DERESSEN, IAN - LOT LINE CHANGE
APPLICANT: VAN DERESSEN, IAN C/O VAN'S CARPETS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/30/93	PLANS STAMPED	APPROVED
05/26/93	P.B. APPEARANCE	LA:ND APPROVED
05/05/93	WORK SESSION APPEARANCE	SUB. REVISED PLANS
12/15/92	WORK SESSION APPEARANCE	DISCUSSION
01/16/91	P.B. APPEARANCE	TO RETURN
12/04/90	WORK SESSION APPEARANCE	MAKE CORRECTIONS
11/20/90	WORK SESSION APPEARANCE	MAKE CORRECTIONS
08/08/90	P.B. APPEARANCE	SITE VISIT SCHEDULED
04/17/90	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/03/93

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 90-33

NAME: VAN DERESSEN, IAN - LOT LINE CHANGE
APPLICANT: VAN DERESSEN, IAN C/O VAN'S CARPETS

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/26/93	P.B. ATTY.	CHG	35.00		
05/26/93	P.B. MINUTES	CHG	13.50		
06/08/93	P.B. ENGINEER FEE	CHG	530.00		
/ /		CHG	0.00		
08/27/93	REC. CHECK 1490	PAID		578.50	
		TOTAL:	578.50	578.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/26/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-33

NAME: VAN DERESSEN, IAN - LOT LINE CHANGE
APPLICANT: VAN DERESSEN, IAN C/O VAN'S CARPETS

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/02/90	MUNICIPAL HIGHWAY	05/19/93	SUPERSEDED BY REV1
ORIG	07/02/90	MUNICIPAL WATER	07/10/90	APPROVED
ORIG	07/02/90	MUNICIPAL SEWER	09/04/90	APPROVED
ORIG	07/02/90	MUNICIPAL SANITARY . DOES NOT INDICATE SEWAGE DISPOSAL	07/10/90	DISAPPROVED
ORIG	07/02/90	MUNICIPAL FIRE	07/06/90	APPROVED
ORIG	07/02/90	PLANNING BOARD ENGINEER	05/19/93	SUPERSEDED BY REV1
ORIG	07/02/90	O.C. PLANNING DEPT. . SPOKE TO O.C.P.D. - REVIEW NOT NECESSARY FOR LOT LINE CHG.	07/20/90	NOT NECESSARY
REV1	05/19/93	MUNICIPAL HIGHWAY	/ /	
REV1	05/19/93	MUNICIPAL WATER	/ /	
REV1	05/19/93	MUNICIPAL SEWER	/ /	
REV1	05/19/93	MUNICIPAL SANITARY	/ /	
REV1	05/19/93	MUNICIPAL FIRE	05/19/93	APPROVED
REV1	05/19/93	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/26/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-33

NAME: VAN DERESSEN, IAN - LOT LINE CHANGE
APPLICANT: VAN DERESSEN, IAN C/O VAN'S CARPETS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/05/93	WORK SESSION APPEARANCE	SUB. REVISED PLANS
12/15/92	WORK SESSION APPEARANCE	DISCUSSION
01/16/91	P.B. APPEARANCE	TO RETURN
12/04/90	WORK SESSION APPEARANCE	MAKE CORRECTIONS
11/20/90	WORK SESSION APPEARANCE	MAKE CORRECTIONS
08/08/90	P.B. APPEARANCE	SITE VISIT SCHEDULED
04/17/90	WORK SESSION APPEARANCE	SUBMIT APPLICATION

RESULTS OF P.B. MEETING

DATE: May 26, 1993

PROJECT NAME: Van Dusen L.L. Chg. PROJECT NUMBER 90-33

✱

* **NEGATIVE DEC:**

* M) L S) S VOTE: A 4 N 0

✱

* CARRIED: YES: ✓ NO

* * * * *

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) S) VOTE: A 4 N 0 APPROVED: 5/26/93

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES_____ NO_____

DISCUSSION/APPROVAL CONDITIONS: _____

VANDERESSEN, IAN LOT LINE CHANGE (90-33) RT. 94

MR. PETRO: We're going to do the lot line change first and then we'll look at the site plan. After that two separate applications.

Mr. Ian VanDeressen and Paul Cuomo appeared before the board for this proposal.

MR. VANDERESSEN: We're changing the lot line from one spot to another to make the front conforming.

MR. PETRO: Show us what line is going to change?

MR. VANDERESSEN: The line right here used to be and I'm, this is where it's going to be so it is making the property this instead of this.

MR. PETRO: This is becoming bigger, this is smaller is.

MR. VANDERESSEN: Bold line is proposed this is where it was, it's the pie there.

MR. PETRO: I don't want to jump on this but once you do that with the lot line change how do you get access to the property? I see the curb cut is on the old piece. Is there going to be an easement off the old piece? How are you going to do that?

MR. VANDERESSEN: Yes.

MR. EDSALL: The misery that we have gone through on this application is relative to relocating an existing easement that the Planning Board of years ago created, it's being realigned such that lot number two has access through lot number one from Route 94.

MR. PETRO: Once we create this easement through and create further what about parking, is there anything with this easement that is going to be done away with?

MR. EDSALL: If you look at the two plans together, the site plan that is being completed at this point is being amended and re-oriented to address the fact that

there's a 30 foot right-of-way down through the middle.

MR. PETRO: Once we look at this site plan and you say yes this lot line change is acceptable and we look at the site plan that is being prepared after this application, it will all come together.

MR. EDSALL: I'm convinced that two years of Planning Board work sessions.

MR. PETRO: I remember some concrete walls.

MR. EDSALL: It's all been taken care of.

MR. BABCOCK: I think we're recommending approval on both the lot line and site plan.

MR. PETRO: Planning Board members have some light to shed on this? I think that what we have heard that we can look at this with favorable eyes, just the lot line change. Obviously all bulk requirements and everything will be fine and we're not going to get into that because you've taken care of it. How about lead agency?

MR. EDSALL: I'd go through the whole procedure.

MR. SCHIEFER: I make a motion New Windsor Planning Board take lead agency.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the VanDeressen lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: I make the motion we declare negative dec.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board decoare negative dec on the VanDeressen lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: Orange County Planning we don't need to do anything.

MR. EDSALL: Orange County Planning referrals for lot line changes are all, I would assume we don't need referral.

MR. PETRO: We have review is not necessary for lot line change on 7/2/90.

MR. LANDER: I make a motion that we approve the VanDeressen lot line change.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded by the New Windsor Planning Board to approve the VanDeressen lot line change on Section 69 block 4 lots 41 and 42.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$ —

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG. \$100.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 530.00

PLANNING BOARD ATTORNEY FEES:\$ 35.00

MINUTES OF MEETINGS\$ 13.50

OTHER\$ —

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 578.50

pd



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CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VANDERESSEN LOT LINE CHANGE
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 69-BLOCK 4-LOTS 4.1 AND 4.2
PROJECT NUMBER: 90-33
DATE: 26 MAY 1993
DESCRIPTION: THE APPLICATION INVOLVES THE RELOCATION OF A LOT
LINE BETWEEN LOTS 4.1 AND 4.2

1. Pursuant to many reviews of this application at previous Planning Board meetings, same has been reviewed at numerous Technical Work Sessions over the last two years. At this time, it is my opinion that the plan addresses all previous engineering comments and questions. As well, the plan indicates that the proposed lot line change does not create or increase any nonconformity or noncompliance.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. Once the procedural items noted above are completed, I am aware of no reason why this application could not receive final approval at this time.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:VANDERL.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 90 - 33

DATE PLAN RECEIVED: MAY 18 1993

The maps and plans for the Site Approval San. Vanden

Subdivision _____ as submitted by

Washburn for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

[Signature] 6/4/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 90 - 33

WORK SESSION DATE: 21 APR 93

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Units 4c

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: _____

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

NEW PLAN BY WASHBURN
Comply to P/K
- Easement being extinguished not shown

4MJE91 p/bweform

VANDERESSEN, IAN LOT LINE CHANGE (90-33) ROUTE 94

Mr. Patrick Kennedy came before the Board representing this proposal.

MR. KENNEDY: This is the existing lot line, this is what we are proposing to do with it. By way of lot area and so on, this makes lot 1 conform to zoning. As it exists right now, it does not conform to zoning. It better defines the shape of the lot. Everything else out there pre-exists. There are no additional buildings or driveways or entrances or anything proposed, just movement of that lot line.

MR. SCHIEFER: Any comments? All we are asking for is a lot line change.

MR. MC CARVILLE: Metal warehouse I think that should be corrected to reflect what is inside it, there is a full building in there.

MR. BABCOCK: There is a building there and there is also a second story on that building in there.

MR. VAN LEEUWEN: There is a second story in there? That is illegal.

MR. MC CARVILLE: The whole building is illegal. The whole thing.

MR. VAN LEEUWEN: If that is an illegal building, I have heard some questions about it.

MR. PAGANO: Is there a right-of-way back there?

MR. KENNEDY: They have access onto Tarket's driveway and there is an existing, they have a right-of-way across existing driveway. They don't use the existing driveway out to 94, they use the access onto Tarket.

MR. LANDER: Do they have a maintenance agreement on that road there?

MR. KENNEDY: On the road?

MR. LANDER: For using that as an access to this piece in the back.

MR. KENNEDY: I doubt it, it's been that way for many years but all that, you know, all we are proposing, everything else on there exists.

MR. SOUKUP: Lot #2 has no access to the private drive. It has to come over lot 1 to get out. How are you going to do that? He doesn't have any driveway, there is no access.

MR. VAN LEEUWEN: There is a driveway there, I have seen that but it doesn't show on this map.

MR. SOUKUP: Right now, I look at one driveway on lot 1 serving both properties. Is the map not correct?

MR. VAN LEEUWEN: I think Mike--

MR. DUBALDI: Is there a two-story building?

MR. VAN LEEUWEN: According to Mike there is which was not approved by this Board.

MR. SCHIEFER: Let me make a comment. When they wanted to build this building around the other, we were aware of it, we let them go ahead with it. The issue is, we did not approve a two-story building.

MR. BABCOCK: Right.

MR. SCHIEFER: Because someone said it is an illegal building, however, I remember approving the building.

MR. MC CARVILLE: When we approved it, it was eventually going to be removed when The Sentinel's lease expired, that was in the minutes. The Sentinel has been long gone from there and that building is still in there.

MR. BABCOCK: The building is still there, they took the roof off it, that was one of the conditions of the approval and now they have replaced not the roof but they put a second floor on top of The Sentinel.

MR. VAN LEEUWEN: Inside the building? What is on the second floor?

MR. BABCOCK: Right now, it is office, I think it is vacant right now, it was--

MR. SCHIEFER: It is a two-story building on the inside?

MR. BABCOCK: Yes.

MR. MC CARVILLE: And they didn't come in for a revised parking plan.

MR. VAN LEEUWEN: I hereby abstain from voting, it is not right, he never came before the Board, he just went ahead and did it.

MR. MC CARVILLE: I think we ought to walk this.

MR. SCHIEFER: I tend to agree. The things I am hearing sound kind of strange. I'd like to take a look at this thing.

MR. VAN LEEUWEN: Not only that but we don't have, we got to see if we are not landlocked in this piece in the back even though he owns it because there is no driveway, we have nothing here.

MR. SCHIEFER: We are going to take a look, the Board will go down and in the meantime, ask Pat to look into the access for the second lot.

MR. SOUKUP: Single owner?

MR. KENNEDY: At this point in time, yes.

MR. EDSALL: It's a good point that you brought up about access for the rear lot #2. Also Pat maybe you can verify whether or not lot 2 is going to relocate curb cut or driveway to that adjacent asphalt drive otherwise they may need to have an easement through lot 1.

MR. KENNEDY: I don't believe there is any plans.

MR. EDSALL: Well, we will have to put an easement through lot 1 now to serve lot 2.

MR. SOUKUP: The same question exists with the utility lines, I don't know whether any of them are in the wrong lot when the new lot line is created.

MR. EDSALL: Looking at all those--

MR. SCHIEFER: Mike, will you put this on the list for the site visit? Any other discussion? We are going to visit and take a look at it. Mr. Kennedy is going to look into access for the lot 2, any other comments?

MR. KENNEDY: Thank you.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 19 May 1993
SUBJECT: Ian VanDeressen Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-33
DATED: 18 May 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-032

A review of the above referenced subject lot line change was done on 19 May 1993.

This lot line change is approved.

PLANS DATED: 11 May 1993.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

N.W.

P/B #

90 - 33

WORK SESSION DATE:

5 May 93

APPLICANT RESUB.

REQUIRED:

new plans

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Vans 4

PROJECT STATUS:

NEW

OLD

X

REPRESENTATIVE PRESENT:

MUNIC REPS PRESENT:

BLDG INSP.

Conf

FIRE INSP.

x

ENGINEER

c

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

add note re easement being ref.

for final, ck against PK plan.

subtract old Row area

get revised net area lot /

next avail agenda

after plans

4MJ91 pbwsform



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

90-33

TOWN/VILLAGE OF New Windsor

P/B # 91-28

WORK SESSION DATE: 6 JAN 93

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Vans S/P & 4C

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Var PVC

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. _____
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Remen PVC plan - see marked up plans

need for Kennedy plan for 4C/ASAP



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CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

90-33
91-28

TOWN/VILLAGE OF

New Windsor

P/B #

WORK SESSION DATE:

15 Dec 1992

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Yes

Yes

PROJECT NAME:

Vans S/P & 4/L

PROJECT STATUS: NEW

OLD

REPRESENTATIVE PRESENT:

Van & PVC

MUNIC REPS PRESENT: BLDG INSP:

X

FIRE INSP:

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show existing easement correctly
- describe easement in new deeds
- suggest curbs @ entrance
- pour oil & chip
- do not enter signs @

PVC & Kennedy must coordinate

VANE.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 6 July 1990

SUBJECT: Ian VanDerEssen Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-33

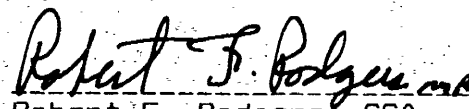
DATED: June 26, 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-063

A review of the above referenced subject lot line change was conducted on 5 July 1990.

This lot line change is acceptable.

PLANS DATED: 1 April 1990.


Robert F. Rodgers, CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.



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CONSULTING ENGINEERS P.C.

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RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 90-33
WORK SESSION DATE: 12-4-90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes
PROJECT NAME: Var 4c
PROJECT STATUS: NEW OLD ✓
REPRESENTATIVE PRESENT: Var
TOWN REFS PRESENT: BLDG INSP. SK
FIRE INSP. B. B. L.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

~~add~~ new route - note 1 - easement relocating
old easement
- existing net
- 25 - 30
Plan still needs
corrections



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 9033

WORK SESSION DATE: 20 Nov 90 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Van 4L

PROJECT STATUS: NEW ~~Q~~ OLD X

REPRESENTATIVE PRESENT: PVC / Van

TOWN REFS PRESENT: BLDG INSP. Van 4L
FIRE INSP. _____
ENGINEER _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show case over lot 1 bench 2
- not lot area
- noise case
- date of easement
- * Van to get me copy of s/f app'd
5/23/79
- Van
- * Van to get copy sub plan w/ ease

Orig
JAN 26 1990
90 - 33

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
VANDERESSEN _____ has been
reviewed by me and is approved ✓
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. [Signature]
SANITARY SUPERINTENDENT

9-4-90
DATE

✓
CC: M.E.

Orig.
JAN 26 1930

90 - 33

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick T. Kennedy for the building or subdivision of
Ian Vanderessen has been

reviewed by me and is approved ✓

disapproved _____ :

~~If disapproved, please list reason~~ _____

There is water servicing H.O. prop.

HIGHWAY SUPERINTENDENT

Stan Dilio
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

Orig
JUN 26 1990

90-33

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

PATRICK T. Kennedy for the building or subdivision of

IAN VANDERSSEN has been

reviewed by me and is approved _____,

disapproved ✓.

If disapproved, please list reason _____

Does NOT indicate Sewage Disposal

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn R. Masten Jr

SANITARY SUPERINTENDENT

July 19, 1990

DATE

✓
CC: M.E.

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

1. Name of Project Lot Line Change for Ian Van Der Esen
2. Name of Applicant Ian VanDerEsen Phone 562-3220
Address 56 Van's Carpet Ranch, Rte. 94, Box 367 Vails Gate, N.Y. 12584
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy LS Phone 562-6444
Address 219 Quassaick Ave, Nanuet, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy LS Phone 562-6444
(Name)
7. Location: On the So side of Rte 94
_____ feet West (Street)
of Vails Gate (Direction)
(Street)
8. Acreage of Parcel 3.145 ac. 9. Zoning District C
10. Tax Map Designation: Section 69 Block 4 Lot 4.1 & 4.2
11. This application is for Lot Line Change

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? _____

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

(Owner's Signature)

29 day of April 1989

(Applicant's Signature)

Notary Public

(Title)

ANDREW S. KRIEGER
Notary Public, State of New York
Qualified in Orange County
No. 4648478
Commission Expires July 31, 1991

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>Ten Van Der Essen</u>		2. PROJECT NAME <u>Lot Line Change for Ten VanDer Essen</u>	
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County _____			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>So. Side of Rte 94, W. of Mills Gate</u> <u>Tax Map Sect. 69, Block 4, Lots 4-1 & 4-2</u>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>Lot Line change</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>3.145</u> acres Ultimately <u>3.145</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>Ten Van Der Essen</u>		Date: <u>April 24 1990</u>	
Signature: <u>Ten VanDeressen</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly: 	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr/>	<hr/>
Date	
<hr/>	



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 17 April 1990 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No.

PROJECT NAME: Van Deren 1/2 change

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Pat K.

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

1. old ^{show} easement / revised easement (ft² each)
2. Lot Area Table
3. try to get Tackett letter
4. o/c Planning ← NYRA

send after
receipt of
application.

Next Avail agenda

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Ian VanDerEsse, deposes and says that he
resides at _____
(Owner's Address)

in the County of Orange
and State of New York

and that he is the owner in fee of Tax Map Section 69,
Block 4, Lots 4.1 & 4.2

which is the premises ~~described~~ in the foregoing application and
that he has authorized Patrick T. Kennedy, L.S.
to make the foregoing application as described therein.

Date: 4/24/80

(Signature)
(Owner's Signature)

(Signature)
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

13. Name of adjoining owners.
14. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final metes and bounds.
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. Include existing or proposed easements.
20. Right-of-Way widths.
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. Lot area (in square feet for each lot less than 2 acres).
23. Number the lots including residual lot.
24. Show any existing waterways.
- *25. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. Provide "septic" system design notes as required by the Town of New Windsor.
31. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. Indicate percentage and direction of grade.
33. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: 4/2/90

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____

1. Name and Address of Applicant

Ian Van Deressen
(First Name) (MI) (Last Name)

Street Address: Box 367

Post Office: Vails Gate State: N.Y. Zip Code: 12584

Telephone: (914) 562 - 3220

2. Name and Address of Owner (If Different)

Same

(First Name)

(MI)

(Last Name)

Street Address:

Post Office:

State:

Zip Code:

Telephone: ()

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick

(First Name)

T

(MI)

Kennedy, L-S.

(Last Name)

Street Address:

219 Quassack Ave.

Post Office:

New Windsor

State:

NY

Zip Code:

12553

Telephone:

914-562-6444

PROJECT LOCATIONStreet Address: Se. Side Rte 94Tax Map No. 69-4-A-14.42Name of, distance and direction from nearest intersection or other landmark

_____Name of Waterway: NoACPROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

☐ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

Structure Type

☐ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Date

Signature of Applicant

JUN 26 1990

90 - 33

_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

_____ Permit is approved, proposed development in compliance with applicable floodplain management standards.

_____ Additional information required for review. Specify: (i.e., encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

JUN 26 1990

_____ of _____
_____ County, New York

**Development in Flood Hazard Areas
Instructions**

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.
4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.

5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature _____ Date _____

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

JUN 26 1990

90 - 33

<p>_____ of _____ County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2</p>	
<p>SECTION A</p> <p>Premises location _____ _____ _____</p> <p>Applicant Name & Address _____ _____ _____</p> <p>Telephone No. _____</p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p>CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____</p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p>Signed _____</p> <p>Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p>Signed _____</p> <p>Date _____</p>	

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

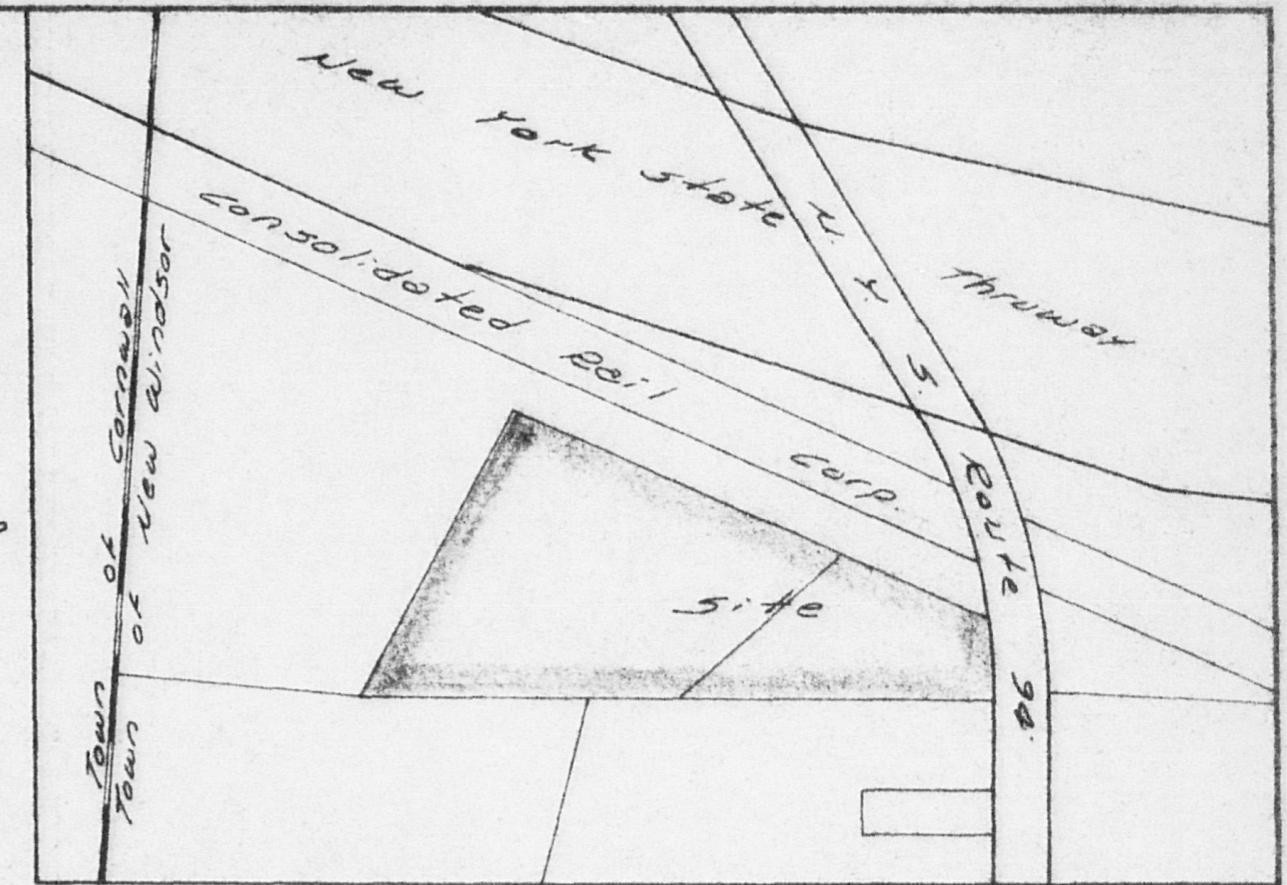
Washburn Associates
44-52 Route 9W
New Windsor, N.Y.

Applicable Zoning
Zoning District C

Item	N/A	Lot 1 24,368 S.F.	Proposed 43,007 S.F.	Lot 2 100,058 S.F.	Proposed 91,419 S.F.
Area					
Width	200 Ft	Exist.	Same	Existing	Same
Front yard	60 Ft	20.7 Ft.	20.7 Ft.	100+ Ft.	114.0 Ft.
Rear yard	30 Ft.	42+ Ft.	102 Ft.	154.8 Ft.	154.8 Ft.
Side yard	30' / 70'	14.1 / 48.0	14.1 / 48.0	428 / 192.1	428 / 192.1
Frontage	N.A.	91.34'	91.34'	0	0
		Lot N° 1	Lot N° 2		
		Existing	Proposed	Existing	Proposed
Gross Lot Area		34,368 S.F.	43,007 S.F.	100,058 S.F.	91,419 S.F.
Easement		5,260 ±	8,605 S.F.	5,020 S.F.	5,020 S.F.
Net Lot Area		29,108 F	34,402 S.F.	95,038 S.F.	86,399 S.F.

Map Reference:
"Jan Vanderessen
Filed Dec 18, 1979
Map U95119
Deed of Record
Liber 2124 Page 1009

Any and all previous access rights
of ways thru Lot N° 1 are being
extinguished as part of this application
and are being replaced with the
ingress and egress easement as
shown hereon.

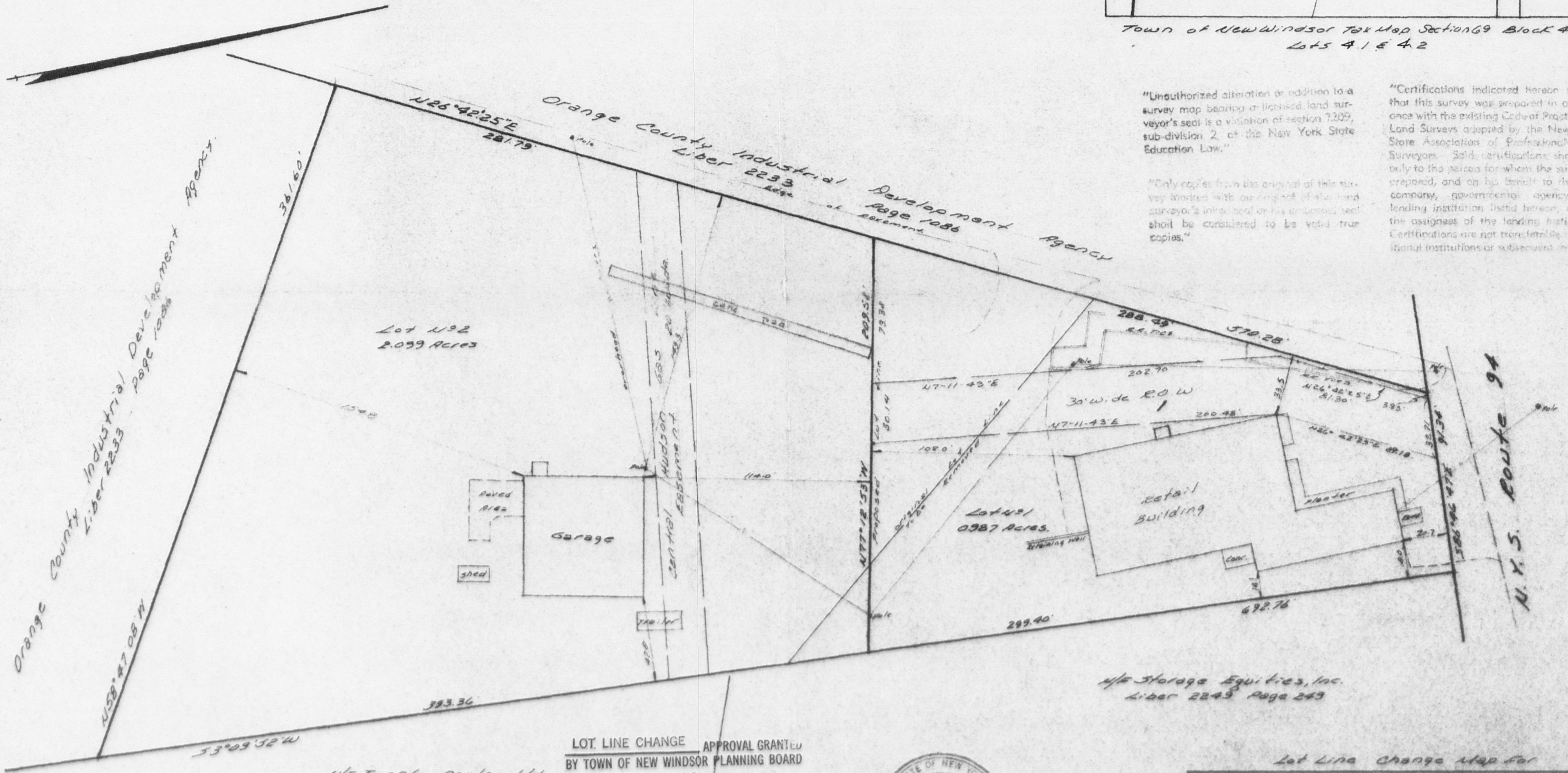


Town of New Windsor Tax Map Section 69 Block 4
Lots 4.1 & 4.2

"Unauthorized alteration or addition to a
survey map bearing a licensed land surveyor's
seal is a violation of section 7209,
sub-division 2, of the New York State
Education Law."

"Only copies from the original of this survey
marked with an imprint of the land
surveyor's initial seal or his embossed seal
shall be considered to be valid true
copies."

"Certifications indicated hereon signify
that this survey was prepared in accordance
with the existing Code of Practice for
Land Surveys adopted by the New York
State Association of Professional Land
Surveyors. Said certifications shall apply
only to the person for whom the survey is
prepared, and on his behalf to the title
company, governmental agency or
lending institution listed hereon, and to
the assignees of the lending institution.
Certifications are not transferable to
other institutions or subsequent owners."



Record owner
Jan Vanderessen
c/o Van's Carpet Ranch
Box 367 Route 94
Vails Gate, N.Y. 12584

4/6 Twenty Dexter, Ltd.
Liber 2609 Page 138

I have reviewed this
plot and do hereby
concur

Jan Vanderessen Date

LOT LINE CHANGE
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON OCT 25 1993

BY CARMEN R. DUBALDI, JR.
SECRETARY

STATE OF NEW YORK
I hereby certify that this is
the result of an actual field
survey dated hereon, and
is true and accurate as shown.
Ronald A. Wells
S.C. N° 48368

4/6 Storage Equities, Inc.
Liber 2245 Page 249

Lot Line Change Map for

Jan Vanderessen

SCALE: 1"=40'	APPROVED BY:	DRAWN BY:
DATE: Feb. 1, 1993		REVISED 5/11/93
Town of New Windsor Orange Co., N.Y.		
DRAWING NUMBER 4951		

Washburn Associates
44-52 Route 9W
New Windsor, N.Y.

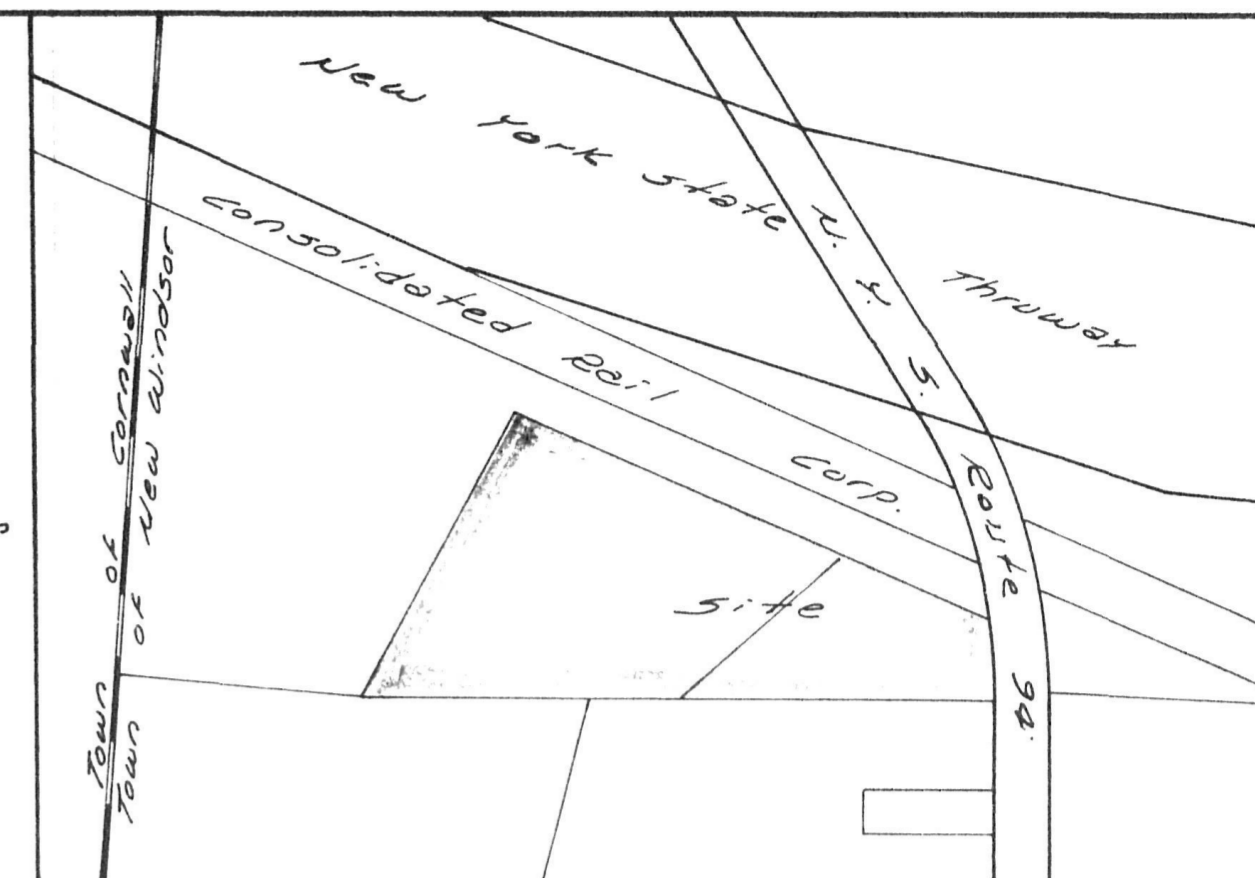
Applicable Zoning
Zoning District C.

Item	Min.	Lot 1 Existing	Proposed	Lot 2 Existing	Proposed
Area	40,000 S.F.	34,368 S.F.	43,007 S.F.	100,585 S.F.	91,419 S.F.
Width	200 Ft.	Exist.	Same	Exist.	Same
Front yard	60 Ft.	20.7 Ft.	20.7 Ft.	100+ Ft.	114.0 Ft.
Rear yard	30 Ft.	42± Ft.	102 Ft.	154.8 Ft.	154.8 Ft.
Side yard	30' / 70'	14.1 / 48.0	14.1 / 48.0	42.8 / 192.1	42.8 / 192.1
Frontage	N.A.	91.34'	91.34'	0	0

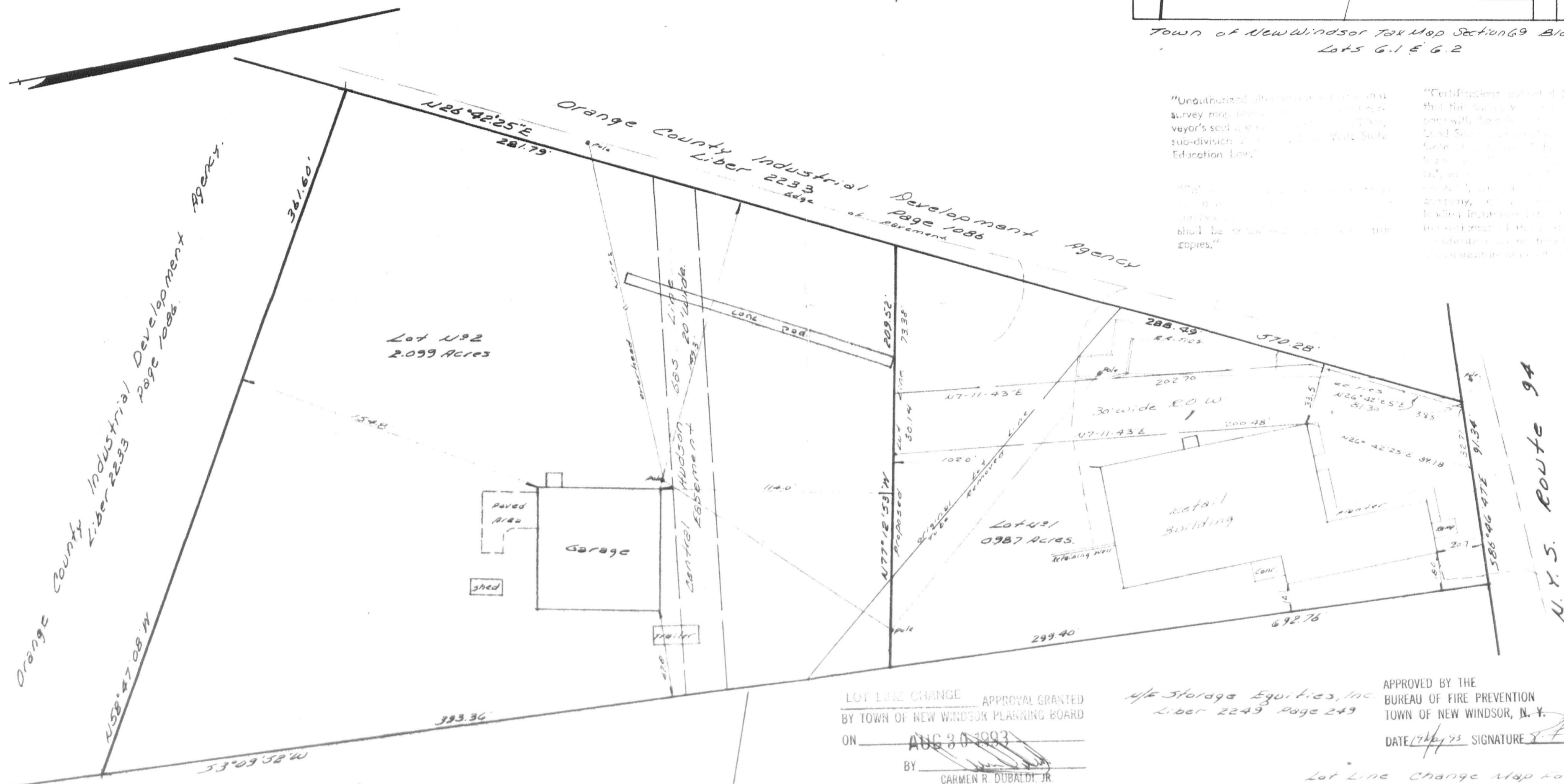
	Lot N#1 Existing	Proposed	Lot N#2 Existing	Proposed
Gross Lot Area.	34,368 S.F.	43,007 S.F.	100,585 S.F.	91,419 S.F.
Easement.	5,260±	13,605 S.F.	5,020 S.F.	5,020 S.F.
Net Lot Area.	29,108 S.F.	34,402 S.F.	95,038 S.F.	86,393 S.F.

Map Reference:
"Jan Vanderessen
Filed Dec. 18, 1979
Map U95119
Deed of Record.
Liber 2124 Page 1009

Any and all previous access rights of ways thru Lot N#1 are being extinguished as part of this application and are being replaced with the ingress and egress easement as shown hereon.



Town of New Windsor Tax Map Section 69 Block 4
Lots 6.1 & 6.2



"Unauthorized alteration of a survey map, including the addition, deletion or modification of any line, angle, distance, or other data, is a violation of the Town of New Windsor, New York State Education Law."

"Any person who violates this section shall be deemed to be in violation of the Town of New Windsor, New York State Education Law, and shall be subject to the penalties provided therein."

"Certification of a survey map, including the addition, deletion or modification of any line, angle, distance, or other data, is a violation of the Town of New Windsor, New York State Education Law, and shall be subject to the penalties provided therein."

LOT LINE CHANGE
APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON AUG 30 1993
BY CARMEN R. DUBALDI, JR.
SECRETARY

4/5 Storage Equities, Inc.
Liber 2249 Page 249

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE 7/14/93 SIGNATURE [Signature]

Lot Line Change Map for

Jan Vanderessen

SCALE 1"=40'	APPROVED BY	DRAWN BY
DATE Feb. 1, 1993		REVISED 3/11/93
Town of New Windsor Orange Co., N.Y.		DRAWING NUMBER
		4951

Record Owner
Jan Vanderessen
c/o Van's Carpet Ranch
Box 367 Route 94
Vails Gate, N.Y. 12584

4/5 Twenty Dexter, Ltd.
Liber 2609 Page 138

I have reviewed this
plot and do hereby
concur.

Jan Vanderessen Date.

I, the State of New York, do hereby certify that this is
the true and correct copy of the actual field
survey as shown hereon, and
is true and accurate as shown.

